

Part 2: Demographic Profile



INTRODUCTION

The basic demography of Baltimore County has changed from predominately rural to an urban-rural mix. About 90% of the county's population lives within the URDL while the remaining 10% resides in the rural areas. Within the county's 640 square miles are situated 31 regional planning districts that correspond to identifiable but unincorporated communities (Map 3).

The United States Census Bureau conducts the national census every ten years. The next census will be conducted in the year 2000. Baltimore County's ten-year master plan adoption cycle occurs just prior to the availability of the most current census data. The adoption cycle for the master plan could be adjusted to take advantage of the most accurate census data available. The County Council may wish to consider amending the master plan in 2002 after the next census is completed and then adopting a plan every ten years thereafter.

POPULATION CHARACTERISTICS

POPULATION

Baltimore County's population, as estimated for July 1, 1998, is 725,780 (Table 1). The county's population has been growing significantly since

Table 1. Number of Persons and Percent Change, 1950 - 2010
Baltimore County and Baltimore Region

Number of Persons

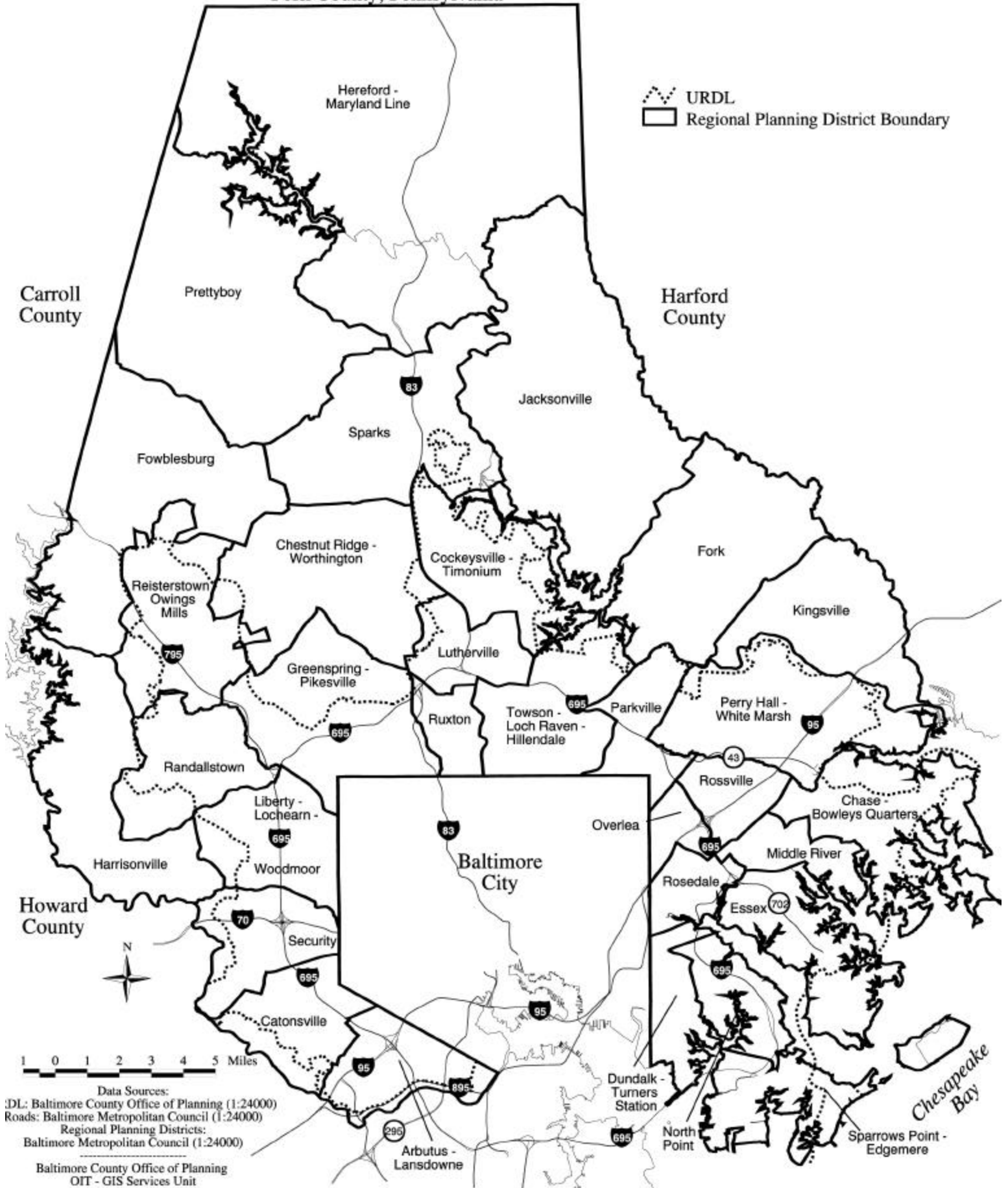
	1950	1960	1970	1980	1990	1998	2000	2010
County	270,273	492,428	621,077	655,615	692,134	725,780	732,700	755,000
Region	1,457,181	1,803,745	2,070,670	2,174,023	2,348,219	2,495,260	2,534,100	2,666,600
County's Percent Share of Region	18.5%	27.3%	30.0%	30.2%	29.5%	29.1%	28.9%	28.3%

Percent Change

	1950-1960	1960-1970	1970-1980	1980-1990	1990-1998	1990-2000	2000-2010
County	82.2%	26.1%	5.6%	5.6%	4.9%	5.9%	3.0%
Region	23.8%	14.8%	5.0%	8.0%	6.3%	7.9%	5.2%

Sources: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region.

York County, Pennsylvania



Map 3
Regional Planning Districts
 Page 14

Anne Arundel County



1950, increasing by 455,507 over the past 48 years. While the growth rates since 1970 have been lower than those of the 1950s and 1960s, reflecting the national trend, Baltimore County's population has increased tremendously with relatively steady growth rates. The county is projected to gain population at a 5.9% growth rate from 1990 to 2000, as compared to a 5.6% growth rate on a smaller base during the 1970s and 1980s. In 1994, Baltimore County's population surpassed Baltimore City's,¹ making the county the largest jurisdiction in the region² with slightly less than one third of the region's population. The Baltimore region is comprised of Baltimore City and Baltimore, Anne Arundel, Howard, Carroll, and Harford Counties. The county also has the third highest population of any political subdivision in the state of Maryland, behind only Montgomery and Prince George's Counties.

Within Baltimore County, the areas with the greatest population are: Towson-Loch Raven-Hillendale, Perry Hall-White Marsh, Liberty-Lochearn-Woodmoor, Essex, Dundalk-Turners Station, Reisterstown-Owings Mills, and Greenspring-Pikesville (Table 2). New population growth in Baltimore County is being directed toward two areas — Perry Hall-White Marsh to the east and Owings Mills to the west. Designated as growth areas in 1979, each of these town centers is adjacent to major transportation networks and has a regional shopping center. Perry Hall-White Marsh had an estimated population of 52,618 in July 1997 and is expected to grow to 64,201 by the year 2010. The Reisterstown-Owings Mills community had an estimated population of 40,162 in July 1997, and will have the highest concentration of high technology industry and young professionals in the county by the year 2000.

During the decade 2000-2010, the county will experience population growth. As Baltimore County's population continues to increase, other aspects of population, such as age structure, racial composition, household and family type, employment status, and income level are also changing.



Table 2. Population Estimate and Projections by Regional Planning District, 1997, 2000, and 2010
Baltimore County

RPD #	Regional Planning Districts	1997	2000	2010
301	HEREFORD-MARYLAND LINE	12,576	12,640	12,709
302	PRETTYBOY	4,482	4,485	4,454
303	FOWBLESBURG	3,980	4,111	4,155
304	SPARKS	6,429	6,680	7,369
305	JACKSONVILLE	10,094	10,135	10,257
306	REISTERSTOWN-OWINGS MILLS	40,162	41,557	46,302
307	CHESTNUT RIDGE-WORTHINGTON	11,962	13,002	14,953
308	LUTHERVILLE	24,155	24,165	23,438
309	COCKEYSVILLE-TIMONIUM	24,250	24,299	24,051
310	FORK	7,003	7,106	7,465
311	HARRISONVILLE	4,517	4,761	5,143
312	RANDALLSTOWN	34,658	36,788	43,605
313	GREENSPRING-PIKESVILLE	36,363	37,279	39,149
314	RUXTON	4,757	4,777	4,598
315	HAMPTON-TOWSON-LOCH RAVEN	61,779	62,039	61,705
316	PARKVILLE	32,225	31,799	30,961
317	PERRY HALL-WHITE MARSH	52,618	55,301	64,201
318	KINGSVILLE	5,142	5,222	5,451
319	LIBERTY-LOCHEARN-WOODMOOR	51,997	52,179	51,670
320	OVERLEA	15,349	15,399	15,537
321	ROSSVILLE	10,872	11,798	14,886
322	CHASE-BOWLEY'S QUARTERS	17,807	18,006	17,955
323	SECURITY	35,231	35,308	34,711
324	CATONSVILLE	31,680	32,059	32,268
325	ARBUTUS-LANSDOWNE	35,212	35,171	34,282
326	ROSEDALE	10,937	10,822	10,635
327	MIDDLE RIVER	17,791	17,793	17,539
328	ESSEX	45,794	45,779	45,239
329	DUNDALK-TURNER'S-STATION	37,940	37,709	36,530
330	NORTH POINT	25,182	25,018	24,196
331	SPARROW'S POINT-EDGEWATER	9,377	9,513	9,586
GRAND TOTAL		722,320	732,700	755,000

Source: Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region, June, 1997.
Baltimore County building permits analysis and population estimations, prepared by Baltimore County
Office of Planning.

AGE STRUCTURE

The age pattern is a vital part of census analysis because many behaviors are age related. Certain areas may attract persons in a particular life stage, and this will result in a relatively constant age profile for the area from one decade to the next.

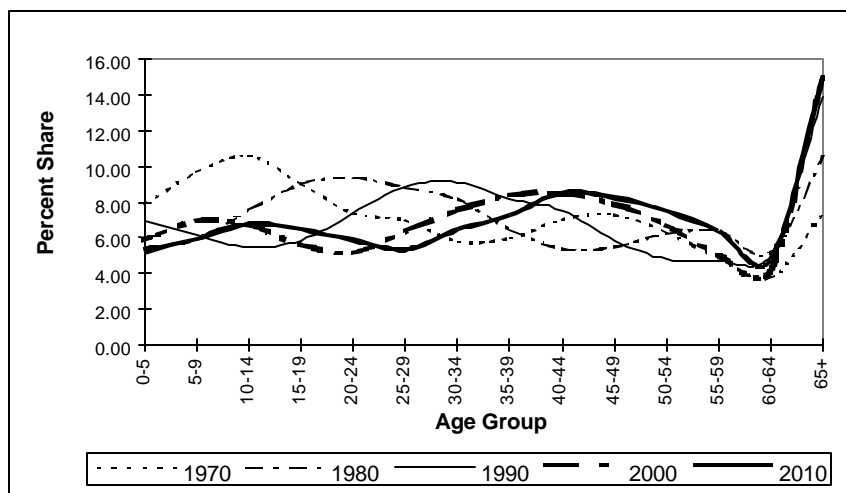
Paralleling the national trend of the "graying of America," Baltimore County has experienced an increase in the number of persons above age 65. The percentage of senior population in Baltimore County is increasing at such a

rate that by 2010, 15.6% of the county population will be senior citizens (Figure 1). Baltimore County is projected to have the highest percentage of senior population when compared with the other jurisdictions in the Baltimore region.³



Figure 1 displays the county's age distribution at five points in time. This figure indicates that there has been a distinct change since 1970. The peak age has shifted from 10-14 in 1970 to 30-34 in 1990, and is expected to move to about 40-44 by 2010. The median age also demonstrates the increase in age of the county's population (Table 3). In 1997, the county's median age was 36.9, which is eight years older than the median age in 1970.

Figure 1. Age Structure, 1970 - 2010
Baltimore County



Source: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Maryland Office of Planning Population Projections by Age and Age Cohorts, July, 1997.

Table 3. Median Age and Percent Share of Elderly Population, 1970 - 2010
Baltimore County

	1970	1980	1990	1997	2000	2010
Median Age	28.9	32.3	35.2	36.9	---	---
65 Years Old and Over	7.4%	10.6%	14.0%	14.8%	15.0%	15.6%

Source: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Maryland Office of Planning Population Projections by Age and Age Cohorts, July, 1997.



RACIAL COMPOSITION

Along with its population increase, Baltimore County has undergone a moderate change in racial composition (Table 4). The county's population is predominately white, and since 1970, the number of white residents has changed very little. The county's net population growth after 1970 is largely attributable to an increase in the population of racial minority groups.

HOUSEHOLD AND FAMILY TYPE

Table 5 shows that Baltimore County has experienced and will continue to experience a growth in the number of households at a rate exceeding population growth, although the rate of increase has declined since 1970. In addition, changes in family structure have caused the average number of persons per household to drop from 3.3 in 1970 to 2.6 in 1990.

The proportion of family households⁴ has decreased during the last three decades, and this trend is expected to continue through the 1990s and into the next century. The percentage of married couple families has also been decreasing, while the percentage of single and other non-family households has increased.

Table 4. Racial Composition, 1970 - 1994
Baltimore County



Number of Persons

	1970	1980	1990	1994
White	599,339	591,365	587,622	590,071
African-American	19,253	53,105	85,132	100,605
Other	2,484	11,145	19,380	21,214

Percent Share

	1970	1980	1990	1994
White	96.5%	90.2%	84.9%	82.9%
African-American	3.1%	8.1%	12.3%	14.1%
Other	0.4%	1.7%	2.8%	3.0%

Source: U.S. Census Bureau: 1970, 1980, 1990 Census of Population; Population Estimates by Race and Hispanic Origin, 1994 (released in 1997). Data prepared by Maryland Office of Planning.

Table 5. Number of Household and Household by Type, 1970 - 2010
Baltimore County

Number of Households

1970	1980	1990	1997	2000	2010
184,890	237,371	268,638	293,280	299,700	317,800

Percent Change

1970-1980	1980-1990	1990-1997	1990-2000	2000-2010
28.4%	13.2%	9.2%	11.6%	6.0%

Mean Household Size

1970	1980	1990	1997	2000	2010
3.30	2.70	2.6	2.43	2.39	2.31

	1970	1980	1990
Family Households	87.8%	76.0%	70.8%
Married Couple Families	79.1%	63.5%	56.4%
Male Householders	1.9%	2.6%	3.3%
Female Householders	6.8%	9.9%	11.1%
Non-Family Households	12.2%	24.0%	29.2%

Source: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region, June, 1997; Maryland Office of Planning Household Projections for Maryland Jurisdictions, July, 1997.



SOCIAL AND ECONOMIC CHARACTERISTICS

EMPLOYMENT STATUS

More people are employed in Baltimore County than in any other jurisdiction in the Baltimore region except Baltimore City (Table 6). County jobs accounted for 26.9% of the regional total in 1970. Baltimore County's diverse and expanding business base employed a total work force of 417,400 in 1997.

Baltimore County businesses have continued to experience job growth in the late 1990s, rebounding from the recession in the early 1990s (Figure 2). This trend is expected to continue into the first decade of the next century; by 2010, the county is projected to employ the largest workforce in the region.

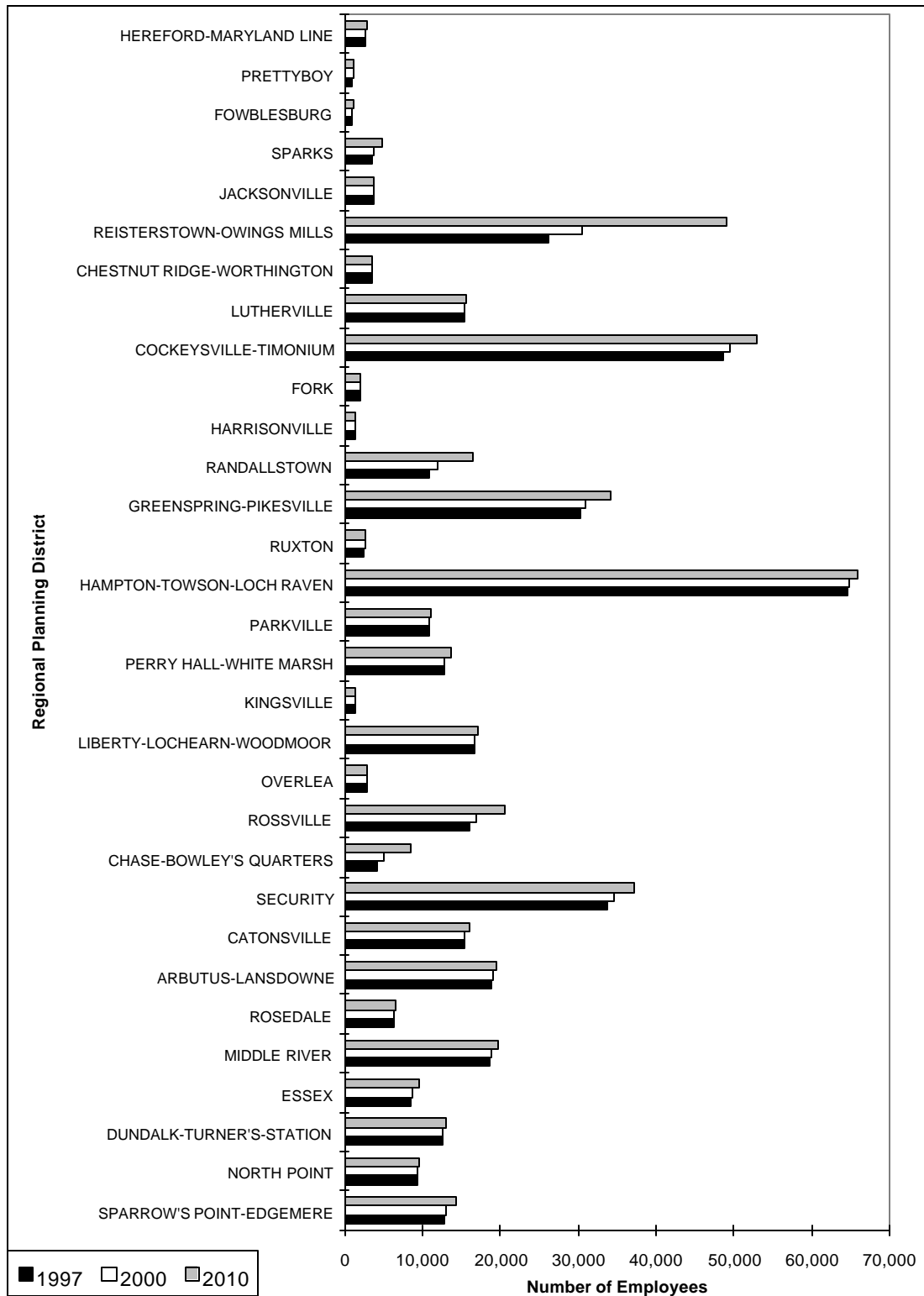
Table 6. Employment Trends, 1970 - 2010
Baltimore Metropolitan Counties

	1970			1980			1990		
	Employment	% Share	1970-1980 % Change	Employment	% Share	1980-1990 % Change	Employment	% Share	1990-1997 % Change
Baltimore City	407,039	50.0%	6.1%	431,981	46.4%	-8.2%	396,360	35.2%	14.6%
Anne Arundel	110,332	13.6%	28.2%	141,438	15.2%	52.3%	215,373	19.1%	22.9%
Baltimore	218,613	26.9%	6.5%	232,855	25.0%	36.9%	318,677	28.3%	31.0%
Carroll	21,417	2.6%	50.2%	32,165	3.5%	24.4%	40,025	3.6%	47.8%
Harford	37,428	4.6%	29.1%	48,309	5.2%	35.8%	65,609	5.8%	28.0%
Howard	18,474	2.3%	135.7%	43,550	4.7%	104.4%	88,995	7.9%	45.7%
REGION	813,303	100.0%	14.4%	930,298	100.0%	20.9%	1,125,039	100.0%	25.3%

	1997		2000		1990-2000 % Change	2010		2000-2010 % Change
	Employment	% Share	Employment	% Share		Employment	% Share	
Baltimore City	454,380	32.2%	457,200	31.5%	15.3%	466,000	29.5%	1.9%
Anne Arundel	264,700	18.8%	274,300	18.9%	27.4%	302,800	19.1%	10.4%
Baltimore	417,400	29.6%	429,100	29.6%	34.7%	477,800	30.2%	11.3%
Carroll	59,160	4.2%	61,800	4.3%	54.4%	69,200	4.4%	12.0%
Harford	83,980	6.0%	89,200	6.2%	36.0%	101,700	6.4%	14.0%
Howard	129,680	9.2%	138,800	9.6%	56.0%	164,400	10.4%	18.4%
REGION	1,409,300	100.0%	1,450,400	100.0%	28.9%	1,581,900	100.0%	9.1%

Source: Baltimore Metropolitan Council Round 5A Employment Forecasts for the Baltimore Region, June 1997.
1970 and 1980, and 1990 Census of Population and Housing.

Figure 2. Employment Estimate and Projections by Regional Planning District, 1997, 2000, and 2010
Baltimore County

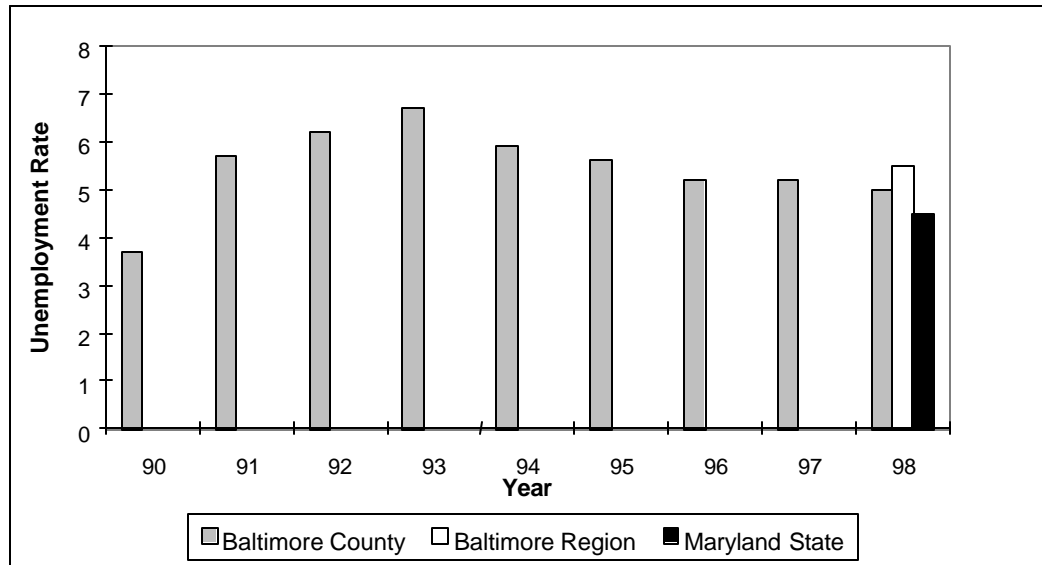


Sources: Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region, June, 1997.



Baltimore County's unemployment rate declined to 5.0% in August 1998, below that of the Baltimore region (5.5%) and slightly above that of the state of Maryland (4.5%) (Figure 3).

Figure 3. Unemployment Rate, 1990-1998
Baltimore County



Source: 1990 Census of Population, Socio-Economic Characteristics.
Maryland Department of Labor, Licensing, and Regulation, 1990-1998.



COMMUTING PATTERNS

In 1990, half of Baltimore County's working residents worked in the county. Many commuted to Baltimore City (34.3%). Relatively few commuted to Anne Arundel County (4.9%), Howard County (4.1%), the Washington DC area (3.0%), and Carroll and Harford Counties (2.2%) (Table 7).

At the same time, 136,840 non-residents commuted to jobs in Baltimore County. Most commuted from Baltimore City (20.7%). Relatively few commuted from Harford County (7.0%), Carroll County (4.4%), Anne Arundel County (3.4%), and other areas (Table 8).

Table 7. Workers Residing in Baltimore County
by Jurisdiction of Work, 1990

Jurisdiction of Work	Number of Workers	Percent of Total Workers
Baltimore City	123,587	34.3%
Anne Arundel	17,572	4.9%
Baltimore	181,837	50.5%
Carroll and Harford	7,818	2.2%
Howard	14,945	4.1%
Washington MSA*	10,707	3.0%
Other Areas**	3,747	1.0%
TOTAL WORKERS	360,213	100.0%

Notes:

Sources: The Census Bureau: 1970, 1980, and 1990
Censuses of Population, Socio-economic Characteristics.
Data prepared by Baltimore Metropolitan Council, 1993.

*: The Washington DC Metropolitan Statistical Area includes
both Maryland and Virginia suburban counties of Washington DC.
**: Other areas may include areas outside the Maryland State.

Table 8. Workers Employed in Baltimore County
by Jurisdiction of Residence, 1990

Jurisdiction of Residence	Number of Workers	Percent of Total Workers
Baltimore City	65,870	20.7%
Anne Arundel	10,837	3.4%
Baltimore	181,837	57.1%
Carroll	13,892	4.4%
Harford	22,333	7.0%
Howard	9,093	2.9%
Washington MSA*	3,592	1.1%
Other Areas**	11,223	3.5%
TOTAL WORKERS	318,677	100.0%

Notes:

Sources: The Census Bureau: 1970, 1980, and 1990
Censuses of Population, Socio-economic Characteristics.
Data prepared by Baltimore Metropolitan Council, 1993.

*: The Washington DC Metropolitan Statistical Area includes
both Maryland and Virginia suburban counties of Washington DC.
**: Other areas may include areas outside the Maryland State.



INCOME LEVELS

Income provides one of the best means for describing the socio-economic status of different areas. Several different census data items are often used, including median household income, per capita income, and poverty status. Median household income may be a preferable measure for a comparison of overall income levels between places or over time. Table 9 displays the median household income for the counties in the Baltimore region, the regional total, and the state total. Baltimore County's median household income since 1990 has been above that of the region and somewhat lower than that of the state as a whole.

Per capita income for Baltimore County residents has traditionally been above that of the Baltimore region as well as the state (Table 10). The county's per capita income has also been higher than all jurisdictions in the region except Howard County.

Analysis of poverty characteristics indicates that the percentage of persons in Baltimore County below poverty is much lower than that of the Baltimore region and the state of Maryland (Table 11).

Table 9. Median Household Income (\$), 1990-1997

	1990	1991	1992	1993	1994	1995	1996	1997
Baltimore City	24,045	25,100	26,100	27,000	27,600	28,600	29,600	30,459
Anne Arundel	45,147	46,300	46,700	47,600	48,900	50,800	52,500	53,029
Baltimore	38,837	40,900	41,300	41,800	41,900	43,200	44,400	44,889
Carroll	42,378	45,200	46,000	47,800	49,000	50,300	51,800	53,421
Harford	41,680	43,300	43,500	43,500	44,600	46,300	48,100	48,191
Howard	54,348	57,000	56,900	57,500	59,600	61,700	64,000	64,578
REGION	36,500	38,200	38,800	39,600	40,400	41,900	43,300	44,014
STATE	39,386	41,000	41,500	42,300	43,200	44,600	45,900	46,618

Source: U.S. Census Bureau and U.S. Bureau of Economic Analysis, 1996. Data prepared by Maryland Office of Planning. 1997 data is estimated by Baltimore County Office of Planning.



Table 10. Per Capita Income, 1989-1994

	1989	1990	1991	1992	1993	1994
Baltimore City	17,078	17,871	18,645	19,554	20,183	21,233
Anne Arundel	20,956	21,759	22,030	22,774	23,461	24,282
Baltimore	22,289	23,611	24,055	24,897	25,236	26,206
Carroll	19,303	20,533	20,846	21,764	22,431	23,070
Harford	18,623	19,462	19,565	19,759	20,425	21,092
Howard	25,805	26,793	26,938	27,601	28,251	29,221
REGION	20,234	21,252	21,726	22,527	23,116	24,062
STATE	21,105	22,090	22,481	23,241	23,934	24,835

Source: Data prepared by Maryland Office of Planning, 1997.

Table 11. Poverty Status: Percent of Persons below Poverty, 1970 - 1993

	1970	1980	1990	1993
Baltimore City	18.4%	23.0%	21.9%	25.4%
Anne Arundel	7.1%	6.3%	4.5%	7.0%
Baltimore	4.5%	5.3%	5.5%	7.9%
Carroll	8.6%	5.2%	3.8%	4.6%
Harford	7.7%	7.4%	5.1%	6.1%
Howard	5.2%	3.6%	3.1%	3.9%
REGION	11.0%	11.6%	11.3%	13.3%
STATE	10.1%	9.8%	8.3%	10.2%

Source: 1970, 1980, and 1990 Census of Population; 1993 Census of Bureau estimates for counties nationwide (released in 1997). Data prepared by Maryland Office of Planning.



HOUSING CHARACTERISTICS

TENURE STATUS

In the analysis of housing data, the most basic item is tenure — whether the unit is rented or owned by its occupants. In Baltimore County, the homeownership rate has held steady since 1970, and is higher than the national average.⁵ The total number of occupied units has increased since 1970, as have the number of owner and renter occupied units (Table 12).

From 1970 to 1990, the number of vacant units in the county increased significantly. However, the number of vacant units decreased by 2,992, or 22%, from 1990-1997. This decline may be associated with increases in the number of households and population during the same time period.

Table 12. Residency Tenure Status, 1970 - 1997
Baltimore County

	1970	1980	1990	1997
Occupied Units	184,890	237,371	268,280	299,290
Owner Occupied	129,531	152,289	177,994	205,216
<i>Ownership Rate</i>	70.1%	64.2%	66.3%	68.6%
Renter Occupied	55,359	85,082	90,286	94,074
Vacant Units*	5,049	5,879	13,273	10,351
<i>Vacancy Rate</i>	2.66%	2.42%	4.71%	3.23%
Total Units	189,939	243,250	281,553	309,641

Source: 1970 and 1980 Maryland Population and Housing Profile by Maryland Department of Planning (Maryland Office of Planning); 1990 Census of Housing; 1997 Building Permits and Population Estimates by Baltimore County Office of Planning, July 1, 1997.

*: Vacant units = Total housing units - Occupied units. It includes units for sale or rent and other vacancies.

STRUCTURE TYPE

The most basic physical description of the housing stock is structure type. This is defined in the census as the number of units in a structure. The structure type data are generally divided into four categories. The largest size structure is five or more units, and is defined as multifamily housing, distinguishing it from the smaller scale duplexes (2-unit) or fourplexes (4-unit). The one-unit category is often referred to as “single family,”⁶ including both attached and detached units.

Approximately 73% of the housing units built in Baltimore County from 1991 through 1997 were single family units. This proportion is about the same as that of existing single family units in 1990. There was a slight decline in multi-unit housing units between 1991 and 1997. About 27% of the housing units built from 1991 through 1997 were multi-unit housing units. Among those, 29% were elderly housing units.



Baltimore County has been the regional leader in housing construction in the 1990s.⁷ Twenty-nine percent of the region's total 78,428 housing units built since 1990 have been constructed in Baltimore County (Table 13). The county also leads in the construction of multifamily (five and more) units, with a 45.7% of the region's total 13,598 multifamily units. The county is ranked second in terms of single-unit construction, behind Anne Arundel County.

Table 13. Number of Housing Units in 1990 and New Constructions in the 1990s

All Structure Types

	Baltimore County				Baltimore Region	
	1990 Census (Existing Units)	% of Total (Existing Units)	New Units in the 1990s	% of Total (New Units)	New Units in the 1990s	% of Total (New Units)
1-Unit						
<i>Detached</i>	133,686	48.2%	9,206	40.4%	42,818	54.6%
<i>Attached</i>	68,345	24.7%	7,356	32.3%	21,978	28.0%
2-Unit	5,403	1.9%	8	0.0%	28	0.0%
3 or 4-Unit	6,957	2.5%	1	0.0%	6	0.0%
5 or more	62,688	22.6%	6,214	27.3%	13,598	17.3%
TOTAL	277,079	100.0%	22,785	100.0%	78,428	100.0%

One Unit Structure

	Baltimore County				Baltimore Region	
	1990 Census (Existing Units)	% of Total (Existing Units)	New Units in the 1990s	% of Total (New Units)	New Units in the 1990s	% of Total (New Units)
1-Unit:						
<i>Detached</i>	133,686	66.2%	9,206	55.6%	42,818	66.1%
<i>Attached</i>	68,345	33.8%	7,356	44.4%	21,978	33.9%
TOTAL	202,031	100.0%	16,562	100.0%	64,796	100.0%

Sources: U.S. Census Bureau: 1990 Census of Housing; Baltimore Metropolitan Council, Building Permits Data, 1991 - 1997.

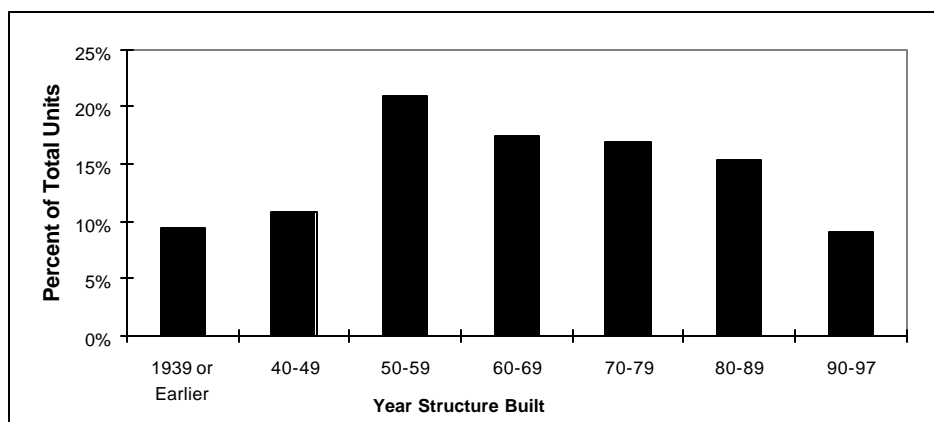


Since 1990, Baltimore County has built 16,562 of the 64,796 single family (attached and detached) houses constructed in the Baltimore region. Detached unit structures have accounted for about 40% of the county's total housing units constructed in the 1990s, while attached unit structures have accounted for about 32%.

AGE OF HOUSING

While new construction plays a part in describing the county's housing characteristics, it is also important to examine the existing housing stock, which, in Baltimore County, is aging. Figure 4 illustrates that the proportion of new units that were built between 1990 and 1997 is about 10%, while the proportion of older units built before 1950 is about 20% of the total housing stock. The period that saw the largest number of housing units built was the 1950s, coinciding with the nationwide post-World War II population and housing boom.

Figure 4. Years Structure Built, 1939 - 1997
Baltimore County



Source: 1990 Census of Population; 1997 Building Permits and Population Estimates, Baltimore County Office of Planning, July 1, 1997.

FOOTNOTES



- ¹ Maryland Office of Planning Population Projections for Baltimore County for the 1990s.
- ² Baltimore Metropolitan Council Round 5A Population Forecasts, June 1997; Maryland Office of Planning Population Projections, June 1997.
- ³ Maryland Office of Planning Population Projections, Age, Sex and Race, 1990 - 2020, Report 2A, July 1997.
- ⁴ The definition of a household is the occupied housing unit. Households include both family households and nonfamily households. Families are defined as persons living together and related by blood, marriage, or adoption. Nonfamily households are those that are composed of persons living alone or with unrelated persons. (Myers, Dowell. *Analysis With Local Census Data*. Boston, MA. Academic Press, 1992).
- ⁵ The nation's average homeownership rate is 65.7% in 1997, according to the U.S. Census Bureau: Second Quarter 1997: Graph of Homeownership Rates. Revised on July 22, 1997.
- ⁶ Myers, Dowell. *Analysis with local census data*. Boston, MA. Academic Press, Inc. 1992. The meaning of the one-unit category, "single-family", is potentially confusing, as the structure type has nothing to do with family status at all. Also, the single-family attached unit may be confused with multifamily, but they are in fact single-family housing sitting on individual foundations.
- ⁷ Baltimore Metropolitan Council, Building Permit Data System, New constructions in the Baltimore Region and its jurisdictions, 1991 - 1997.